

April 28, 2004

## 84<sup>th</sup> and Adams Urban Residential

Applicant	Location	Proposal
Peter Katt for Prairie Homes and Larry Albers for Donald & Geraldine Perry and Jacoby Farms	Northeast of North 84 <sup>th</sup> Street and Adams Street	Change from Industrial and Community Center commercial to Urban Residential and Neighborhood Center commercial designation.
<b>Recommendation: Approval</b>		

### Status/Description

The applicant proposes the following for the approximately 200 acres northeast of N. 84<sup>th</sup> and Adams Street :

- 1) Change from Industrial to Urban Residential and delete future “employment center.”
- 2) Delete the Community Center commercial designation,

As a result of this application, the Planning Department recommends,

- 3) Add a Neighborhood Center designation approximately 1/4 to 1/2 mile north of Adams on the east side of N. 84<sup>th</sup> Street.

### Comprehensive Plan Implications

#### **1) Deletion of Employment Center**

Specifically the Plan states:

##### ***“Economic Opportunity***

*Existing businesses flourish and there are opportunities for new businesses within Lincoln and the incorporated communities. The Plan provides new employment locations and supports retention of existing businesses. (Page F 16)*

*Residential, commercial, and industrial development takes place in the City of Lincoln and incorporated towns. This ensures that there are convenient jobs and a healthy tax base within the communities to support the public safety, infrastructure and services within the community. (F 16)*

*Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. (F 18)*

***Industrial Growth Component***

*Industrial employment is also judged as an employment sector with clear growth potential for the city and county. Using the employment projections discussed earlier, the Plan foresees the demand for nearly 2,400 acres of additional industrial property over the planning period. The expressed desire has been to seek locations for future industries on land outside of the 100 year floodplain - areas that have traditionally been sites for such uses. (F 37*

***Commercial and Industrial Development Strategy***

*The commercial and industrial development strategy presented below seeks to fulfill two notable objectives: (1) the approach is designed to provide flexibility to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure providers with a level of predictability as to where such employment concentrations might be located. Balancing these two objectives in a meaningful way will require diligence, mutual understanding, and an ongoing planning dialogue. (F 37 -38)*

*“New light industrial centers should be located in new growth areas of the city.” (Page F 39)*

This property was first designated as industrial in November 1996 as a result of Comprehensive Plan Amendment #94-04 to the 1994 Comprehensive Plan. This amendment adopted the N. 84<sup>th</sup> Street Subarea Plan, which consisted of a land use map and accompanying notes. In 1996 the staff report and notes on the subarea plan noted that “if demand for the employment centers is not realized, these areas would be appropriate for urban residential development.”

Since the designation of this site as an employment center in 1996, the City has added new employment center and industrial use designations at

- N. W. 48<sup>th</sup> and West O ,
- N. W. 27<sup>th</sup> Street and Highway 34,
- N. 27<sup>th</sup> north of I-80 (Stone Bridge Creek),
- N. 98<sup>th</sup> and O Street,
- S. 40<sup>th</sup> near Yankee Hill Road,
- S. 33<sup>rd</sup> and the South Beltway, and
- Highway 77 and West Denton Road

In addition, development is underway at employment centers at:

- Horizon Business Center at S. 14<sup>th</sup> and Pine Lake Road,
- Landmark Employment Center at N. 33<sup>rd</sup> and Folkways Blvd.

**2) Deletion of Community Center**

On page F40 of the Plan states:

*Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)*

*Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)*

There are already three Community Center designated in the Plan in this vicinity: 1) 84<sup>th</sup> and Holdrege; 2) 84<sup>th</sup> and O Street and 3) 98<sup>th</sup> and O Street. The Community Center designation at 84<sup>th</sup> and Adams was not necessary to serve the needs of this area, but was instead reflecting that the large Employment Center may also include some office and retail use that would be beyond the size of a Neighborhood Center. If the 84<sup>th</sup> and Adams Community Center is deleted, a new location for this center does not need to be found, due to the proximity to three other Community Centers.

### **3) Addition of Neighborhood Center**

The Plan states about Neighborhood Centers on page F 47 :

*“..typically serve the neighborhood level. It is anticipated that there will be one neighborhood center per one square mile of urban use. For areas of less than one square mile, the maximum size of the center will be reduced proportionally.”*

This area will be less than a full square mile, but some neighborhood retail uses should be planned for within the new urban residential area. The Plan states that Neighborhood Centers should be identified as development proposals are developed. In this case, since all three property owners have come forward, it is appropriate to determine a general location.

The criteria for Neighborhood Centers from the Plan on page F 47 states that:

*“Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection - locations 1/4 to 1/2 mile from major intersections are encouraged, particularly if there is to be more than one commercial center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative.”*

A Neighborhood Center on N. 84<sup>th</sup> St a 1/4 to 1/2 mile north of Adams is the best location in this area south of the Murdock trail. The neighborhood commercial center would be located at the already planned and built access points on N. 84<sup>th</sup> Street, be adjacent to the non residential uses to the north and west (Events Center and Mahoney Park respectively) and be near the trail and trail overpass to allow a safe pedestrian crossing of 84<sup>th</sup> Street. It would also provide better spacing from the planned commercial on the south side of Adams Street.

Public Works and Utilities notes that a portion at the northeast part of the proposal will not be able to have sanitary sewer service by gravity until the Stevens Creek trunk line is extended. The Regent Height trunk line built several years ago can provide service to most of the site. A short section of 16 inch main from 81<sup>st</sup> to 87<sup>th</sup> Street will be needed to serve this site. That main, plus an extension along Adams to 98<sup>th</sup> is in the draft CIP for the next few years. Adams Street from 75<sup>th</sup> to 84<sup>th</sup> is in the draft CIP for improvement, but east of 84<sup>th</sup> is not.

Public Works and Utilities and the Lower Platte South Natural Resources District (NRD) also note that the urban residential uses should develop outside of the floodplain area as already designated in the Comprehensive Plan. The NRD is in the process of acquiring easements over the floodplain area between the Murdock and MoPac East trails.

The Parks and Recreation Department notes that a new neighborhood park will be needed in this area and is already designated in the Plan. The park site could potentially be located in the floodplain.

### Conclusion

While there is a need for employment centers in Lincoln, this site has had infrastructure in place and has been designated as an employment center for seven years without any industrial development. Since the designation of this site as an employment center in 1996, the City has added new employment center designations at: N. W. 48<sup>th</sup> and West O ; N. W. 27<sup>th</sup> Street and Highway 34; N. 27<sup>th</sup> north of I-80 (Stone Bridge Creek); N. 98<sup>th</sup> and O Street; S. 40<sup>th</sup> near Yankee Hill Road; S. 33<sup>rd</sup> and the South Beltway; and Highway 77 and West Denton Road. In addition, development is underway at employment centers at Horizon Business Center at S. 14<sup>th</sup> and Pine Lake Road, and Landmark Employment Center at N. 33<sup>rd</sup> and Folkways Blvd.

Regrettably, this employment center site has not developed in the past seven years. However, it was noted in the previously approved N. 84<sup>th</sup> Street Plan that if the employment center was not realized, this land was appropriate for urban residential uses.

There are already three Community Centers designated in the Plan in this vicinity and designation at 84<sup>th</sup> and Adams was not necessary to serve the needs of this area. If the 84<sup>th</sup> and Adams Community Center is deleted, a new location for this center does not need to be found, due to the proximity to three other Community Centers. However, this area is appropriate for the designation of a new Neighborhood Center to serve the additional urban residential uses north of Adams and east of 84<sup>th</sup> Street – so that neighborhood services are within walking distance without having to cross a major arterial street. The best location for this new Neighborhood Center is along N. 84<sup>th</sup> Street, approximately 1/4 to 1/2 mile north of Adams, in keeping with the goals of the Comprehensive Plan.

Amend the Comprehensive Plan as follows:

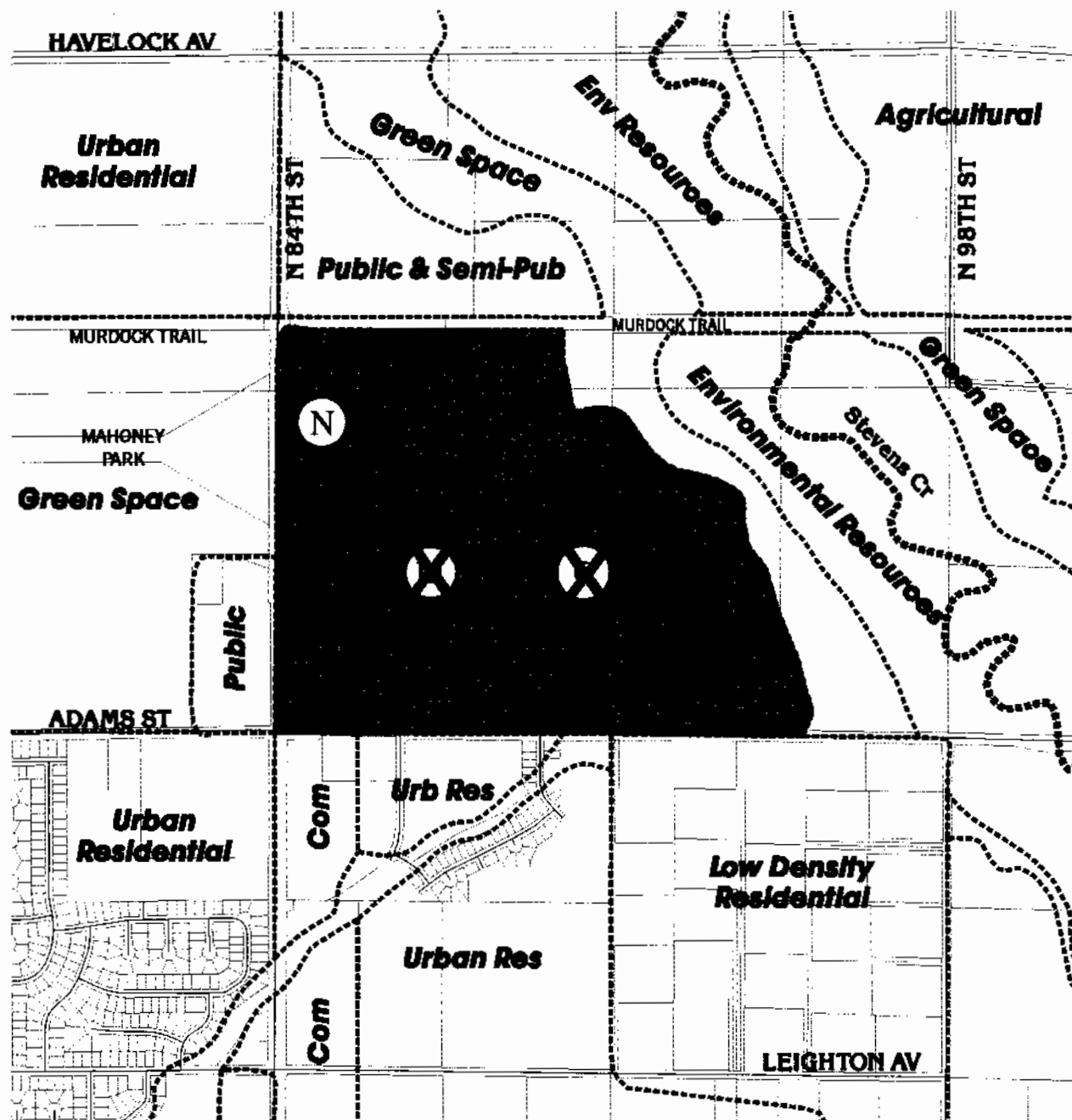
1. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F23 and F25, to change the land use designation from Industrial to Urban Residential and delete the "LI" Light Industrial and "C" for "New Proposed Commercial or Industrial Center" for the land generally northeast of North 84<sup>th</sup> and Adams Street as shown on the attached plan.
2. Amend the "Existing and Proposed Industrial Centers" on Page F 39 to delete the Light Industrial center from area generally northeast of North 84<sup>th</sup> and Adams Street.
3. Amend the text on page F 40 under the heading "Developing Centers" in the Light Industrial section as follows:  
  

~~"Centers are planned or underway at Stone Bridge Creek at N. 27<sup>th</sup> & I-80, Horizon Business Center at S. 14<sup>th</sup> and Pine Lake Road, and Landmark Employment Center at N. 33<sup>rd</sup> and Folkways Blvd. and N. 84<sup>th</sup> and Adams Street."~~
4. Amend the "Existing and Proposed Commerce Centers" on Page F 41 as follows:

- a. Add a Neighborhood Center as “Unbuilt Approved Center (Site Specific)” for the land east of North 84<sup>th</sup> Street, generally 1/4 to 1/2 mile north of Adams Street.
  - b. Delete the Community Center “New Proposed Center” (General Location, Not Site Specific) from the northeast corner of N. 84<sup>th</sup> and Adams Street.
5. Amend the list of proposed locations of future Community Centers on page F 46 as follows:
  - ~~N. 84<sup>th</sup> & Adams Street~~

Prepared by

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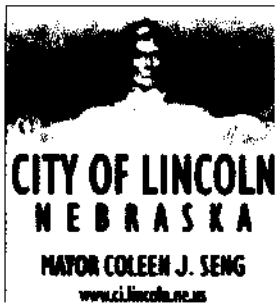


# N 84th & Adams St

## Proposed Amendment # 12

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- From Industrial to Urban Residential**
- (N)** New Neighborhood Center (Site Specific)
- X** Delete Light Industrial (LI) and Community Center (C)





# LINCOLN/LANCASTER COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

2004

*The use of this application is appropriate when a change to the adopted Lincoln/Lancaster County Comprehensive Plan is desired. The required questionnaire on the reverse side of this application must be completed as well. Applications for the 2004 Annual Review are due to the Planning Department no later than 4:30 p.m. on February 2, 2004.*

## PART I

*Please type or print.*

Date: January 31, 2004.

Applicant: Lyle & Eileen Hall, Jacoby Farms, Donald and Geraldine Perry

Mailing Address: Attn: Larry V. Albers, Suite 320 Commerce Court, 1230 "O" Street

City: Lincoln State: Nebraska Zip: 68508

Phone: 402-438-4421

Contact (if not applicant): Larry V. Albers, Attorney

Mailing Address: Suite 320 Commerce Court, 1230 "O" Street

City: Lincoln State: Nebraska Zip: 68508

Phone: 402-438-4421

### ***Application Fee of \$250.00 to the City of Lincoln.***

If applicable, name of general area/location/site which would be affected by this proposed change.  
(Attach additional sheets if necessary.) See Attachment A, Part II, I.

Applicant Signature:  Date: January 31, 2004.

PLANNING DEPARTMENT USE ONLY:  
RECEIPT NO. 417498  
DATE: 2-2-04  
FEE PAID: \$ 250

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## ATTACHMENT "A"

### COMPREHENSIVE PLAN AMENDMENT APPLICATION

#### PART II

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1. Provide a detailed description and explanation of the proposed amendment. Include the Element (Land Use, Transportation, etc.) to be amended. (Please attach map and legal description if proposal is for specific tract of land.)

The property affected by this amendment is referred to in this Application as the "Amendment Property." The Amendment Property is located immediately east of 84<sup>th</sup> Street, between Adams Street and the David H. Murdock Trail, with the Stephens Creek Corridor bordering on the east. The Amendment Property consists of approximately 276 acres.

The Amendment Property is designated in the current Lincoln / Lancaster County Land Use Plan as "Light Industrial". Prior to adoption of the most recent Comprehensive Plan Amendments, the Amendment Property was located within the "North 84<sup>th</sup> St. Subarea Plan," designated by the Proposed Land Use Plan Map and Notes as "High Amenity, Light Industrial Park: Employment Center." The Subarea Plan Notes indicate: "If demand for an employment center is not realized, this area may be appropriate for urban residential development."

The proposal is to amend the Lincoln / Lancaster County Land Use Plan by designating the Amendment Property for future land use as "Urban Residential."

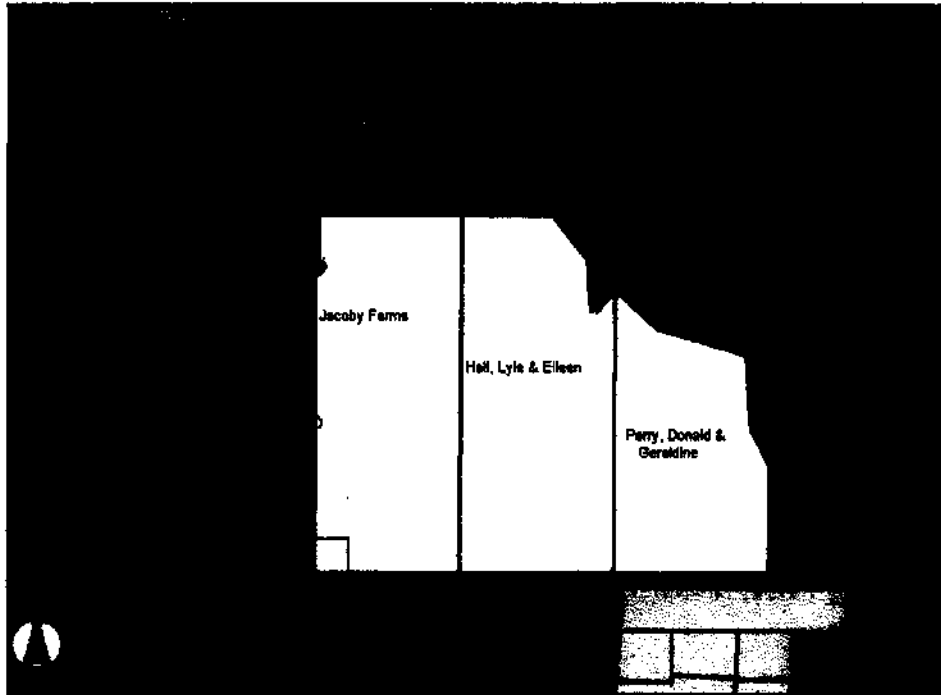
The record titleholders, legal descriptions, and approximate acres within the Amendment Property follow:

<u>Title Holder</u>	<u>Legal Description</u>	<u>Acres</u>
Jacoby Farms	Lots 29, 35 & 36 SW 11-10-7	86.11 acres, more or less
Hall, Lyle and Eileen	Lots 7 & 34 SW 1/4 & Lots 3 & 5 SE 11-10-7	109.27 acres, more or less, inclusive of 2 acre home site
Perry, Donald and Geraldine	Lot 23 SE 11-10-7	80.88 acres, more or less.

A Map showing the Amendment Property, outline in red, follows:



### Map Of Amendment Property



2. Describe how the proposal is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The Amendment Property is designated in the current Lincoln / Lancaster County Land Use Plan as "Light Industrial". The Amendment Property has not developed as an "Employment Center" as contemplated, but significant interest has been shown of late by developers interested in building affordable homes.

3. What do you anticipate will be the impacts (fiscal/CIP, environmental, phasing, etc.) caused by the proposal, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?

Applicant anticipates that there would be no greater, adverse impact if the Amendment Property was developed as "urban residential", instead of as an "employment center". The benefit to the community will include an increased inventory of affordable, residential lots and potentially, some land within the Stephens Creek basin available for a public use consistent with the residential use of not only the Amendment Property, but the surrounding residential property as well.

Development as urban residential would likely occur in phases. The phased development will not present issues significantly different than those generated by a light industrial, employment center development.

4. How would the proposed change comply with the community vision statements, goals, principles, and policies of the Comprehensive Plan? Include any specific page numbers from the Plan, research, or reasoning that supports the proposed amendment.

The proposed Amendment would promote the following Comprehensive Plan vision statements, goals, principles, and policies:

- “The core promise embedded in the Comprehensive Plan is to maintain and enhance the health, safety, and welfare of our community during times of change, and to promote our ideals and values as changes occur.” *Vision*, p. V1.
- “Housing diversity should be accommodated in a variety of locations throughout the community.” *Key Elements Of The Community’s Economic Future*, p. F11.
- “Provide an adequate supply of affordable land, and timely infrastructure improvements.” *Strategies For New Residential Areas*, p. F72.
- “It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth.” *Guiding Principles*, p. F133.

5. Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)?

The Applicant has not held any community meetings. The Applicant does not, however, anticipate public opposition. When the North 84<sup>th</sup> Street Subarea Proposed Land Use Plan was adopted in late 1996, no public opposition was voiced for designating the property immediately south, across Adams Street, as Urban Residential. Applicant consented to the Light Industrial Employment Center designation upon the request of the Lincoln Partnership for Economic Development, subject to the inclusion of a Plan Note confirming designation to Urban Residential if demand for the employment center use wasn’t realized. The original Plan Note confirmed the understanding, citing: “If demand for an employment center is not realized, this area may be appropriate for urban residential development.”